



UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ISSAQUAH, THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT, THE REGIONAL TELEPHONE PROVIDER, REGIONAL CABLE TELEVISION PROVIDER, PUGET SOUND ENERGY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAID, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, WIRES AND WIRES WITHIN, NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, TELEVISION CABLE, AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSE HEREIN STATED.

WATER AND SEWER EASEMENT PROVISIONS

AN EASEMENT IS HEREBY DEDICATED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE SAMMAMISH PLATEAU WATER AND SEWER DISTRICT OVER, UNDER, THROUGH, AND UPON THE EASEMENTS SHOWN ON THIS PLAT AS "WATER ESMT" OR "SEWER ESMT" IN WHICH TO INSTALL, LAY, MAINTAIN, INSPECT, REPLACE, REPAIR, RENEW, USE AND OPERATE WATER AND SEWER SYSTEMS AND APPURTENANCES FOR THIS PLAT AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES WITH ALL NECESSARY MAINTENANCE AND CONSTRUCTION EQUIPMENT FOR THE PURPOSES STATED. THE GRANTOR CONSENTS THAT NO STRUCTURES SHALL BE CONSTRUCTED OR ERECTED OVER, UPON OR WITHIN THESE EASEMENTS, INCLUDING FENCES OR ROCKERIES, AND NO TREES, BUSHES OR OTHER SHRUBBERY SHALL BE PLANTED IN THE AREA OF GROUND FOR WHICH THE EASEMENT IN FAVOR OF SAMMAMISH PLATEAU WATER AND SEWER DISTRICT HAS BEEN APPROVED. FOR EASEMENTS ACROSS THE ENTIRETY OF TRACT I AND TRACT J, THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY COSTS OF PAVEMENT REPAIR OR REPLACEMENT NECESSITATED BY DAMAGE INCURRED THROUGH THE NORMAL OPERATION OR MAINTENANCE OF THE WATER AND/OR SEWER FACILITIES, EXCEPT IN THE EVENT THAT THE SURFACING IS REMOVED BY THE GRANTEE FOR ANY UNDERGROUND CONSTRUCTION, UNDERGROUND REPAIR OR REPLACEMENT OF THE WATER AND/OR SEWER LINES. THE SURFACING SHALL BE RESTORED AS NEARLY AS REASONABLY POSSIBLE TO ITS CONDITION PRIOR TO THE PLACEMENT OF THE WATER OR SEWER.

PUBLIC DRAINAGE EASEMENT PROVISIONS

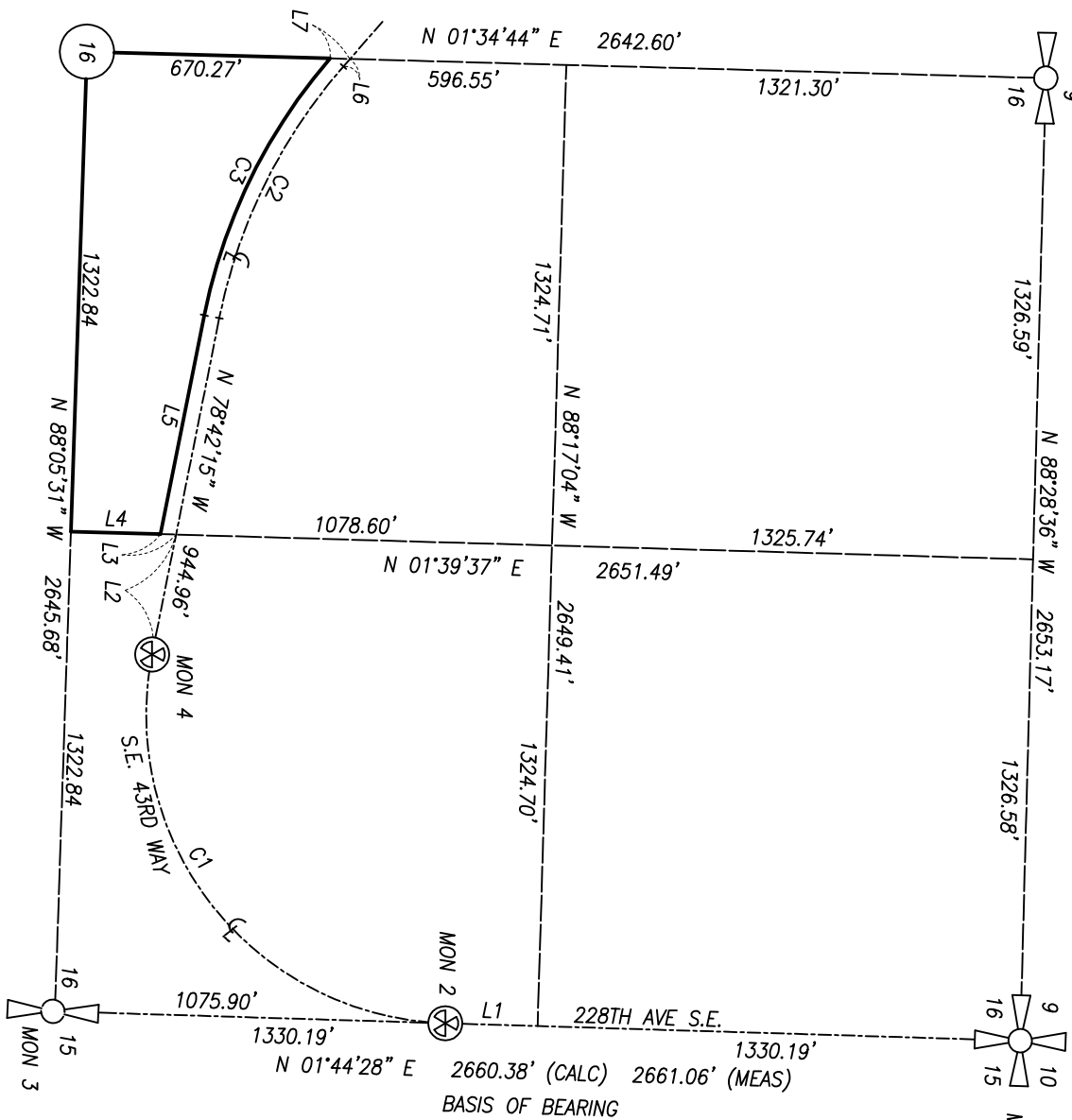
THE PUBLIC DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF ISSAQUAH FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, OPERATING AND MAINTAINING THE STORM DRAINAGE FACILITIES LYING WITHIN SAID EASEMENTS, ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH PURPOSES.

PRIVATE DRAINAGE EASEMENT PROVISIONS

ALL LOTS SHALL BE SUBJECT TO AN EASEMENT 10 FEET IN WIDTH, PARALLEL WITH AND ADJOINING THE PUBLIC STREET FRONTAGE OF ALL LOTS AND AS SHOWN ACROSS LOTS 30 THROUGH 34 FOR THE PURPOSE OF PRIVATE DRAINAGE. IN THE EVENT LOT LINES ARE ADJUSTED AFTER THE RECORDING OF THIS PLAT, THE EASEMENTS SHALL MOVE WITH THE ADJUSTED LOT LINES. MAINTENANCE OF ALL PRIVATE DRAINAGE AND UTILITY EASEMENTS ON THIS PLAT SHALL BE THE RESPONSIBILITY OF ALL LOTS DERIVING BENEFIT FROM SAID EASEMENT, INCLUDING THE OWNER OF THE LOT ON WHICH SAID EASEMENT(S) ARE LOCATED. NO STRUCTURES OTHER THAN FENCES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

SENSITIVE AREA PROVISIONS

RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE AREAS AND BUFFERS: DEDICATION OF A SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE TRACT/SENSITIVE AREA AND BUFFER. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT/SENSITIVE AREA AND BUFFER, THE OBLIGATION, ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER, THE VEGETATION WITHIN THE TRACT/SENSITIVE AREA AND BUFFER MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY, UNLESS OTHERWISE PROVIDED BY LAW. THE COMMON BOUNDARY BETWEEN THE TRACT/SENSITIVE AREA AND BUFFER AND THE AREA OF DEVELOPMENT ACTIVITY MUST BE MARKED OR OTHERWISE FLAGGED TO THE SATISFACTION OF THE CITY PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON A LOT SUBJECT TO THE SENSITIVE AREA TRACT/SENSITIVE AREA AND BUFFER. THE REQUIRED MARKING OR FLAGGING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES IN THE VICINITY OF THE SENSITIVE AREA ARE COMPLETED.



- MON 1 FOUND CONC. MON. IN CASE W/ 3" BRASS DISK AND PUNCH DOWN 1.3' OCTOBER, 2014
- MON 2 FOUND CONC. MON. IN CASE W/ 3" BRASS DISK AND PUNCH DOWN 0.3' OCTOBER, 2014. 0.13' S. OF CALC
- MON 3 FOUND CONC. MON. IN 8" D.I. PIPE W/ 2-3/4" BRASS DISK AND PUNCH DOWN 0.6' OCTOBER, 2014. MON IS 0.68' S. OF TRUE 1/4 CORNER PER ROS 9108299009.
- MON 4 FOUND CONC. MON. IN CASE W/ 1-3/4" BRASS DISK AND PUNCH DOWN 0.4' OCTOBER, 2014. 0.13' N. AND 0.72' W. OF CALC

LINE TABLE

LINE	LENGTH	BEARING
L1	254.29	N 01°44'28" E
L2	336.82	N 78°42'15" W
L3	42.60	N 01°39'37" E
L4	247.15	N 01°39'37" E
L5	615.27	N 78°42'15" W
L6	27.21	N 48°49'36" W
L7	54.48	N 01°34'44" E

CURVE TABLE

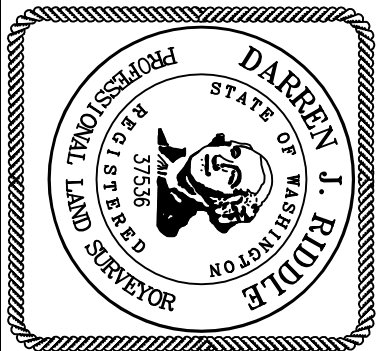
CURVE	LENGTH	RADIUS	DELTA
C1	1476.92	850.00	99°33'17"
C2	782.19	1500.00	29°52'39"
C3	796.58	1542.00	29°35'54"

SECTION BREAKDOWN

N.T.S.

SURVEY REFERENCES

RECORD OF SURVEY BY DAVID EVANS AND ASSOCIATES VOL. 82, PG. 151.  
RECORD OF SURVEY BY JONES AND ASSOCIATES VOL. 3, PG. 272-272A.



Pacific Coast Surveys, Inc.

LAND SURVEYING & MAPPING

P.O. BOX 13619  
MILL CREEK, WA 98082  
PH. 425.508.4951 FAX 425.357.3577  
www.PCSurveys.net

PLAT OF:

PROVIDENCE RIDGE

PP13-00005

SW 1/4, NE1/4, SEC.16, T.24N., R.6E., W.M.

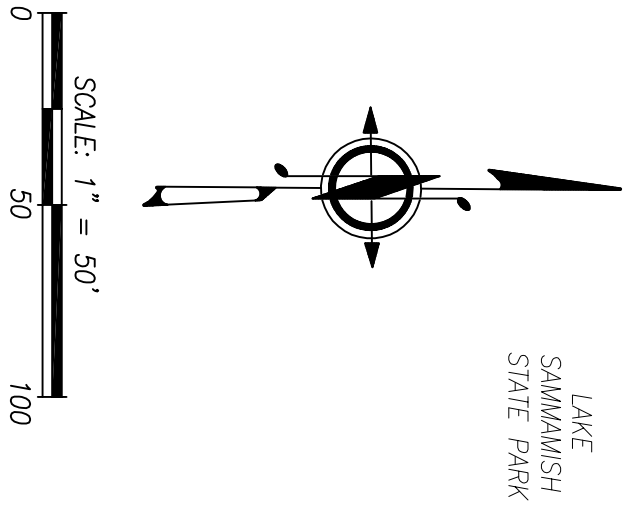
DRAWN BY	DATE	DRAWING FILE NAME	SCALE	JOB NO.
NCM	11-13-15	14828FPM.dwg	1" = 50'	14-828

LINE TABLE

LINE	LENGTH	BEARING
L1	4.16	N 75°08'31" W
L2	6.98	N 68°42'44" W
L3	12.16	N 28°21'47" E
L4	2.87	N 88°42'44" W
L5	12.77	N 75°08'31" W
L6	4.00	N 14°51'29" E
L7	26.24	N 62°34'16" W
L8	36.21	N 62°34'16" W
L9	38.21	N 62°34'16" W
L10	12.84	N 62°34'16" W
L11	23.26	N 66°20'01" W
L12	16.54	N 65°35'39" W
L13	34.91	N 78°40'43" W
L14	18.52	N 78°40'43" W
L15	16.39	N 78°40'43" W
L16	55.93	N 47°13'23" E
L17	5.22	N 54°25'58" E
L18	29.98	N 11°49'21" W
L19	28.10	N 54°25'58" E
L20	32.89	N 30°23'32" E
L21	20.11	N 32°55'38" W
L22	5.00	N 57°04'42" E
L23	7.93	N 32°55'38" W
L24	20.01	N 67°24'40" W
L25	23.40	N 67°24'40" W
L26	7.93	N 32°55'38" W
L27	32.07	N 32°55'38" W
L28	40.01	N 32°55'38" W
L29	13.51	N 53°02'21" E
L30	49.11	N 36°06'29" W
L31	26.30	N 80°22'12" E
L32	20.87	N 63°17'33" W
L33	9.78	N 74°01'14" W
L34	8.52	N 89°05'17" W
L35	4.44	N 89°05'17" W
L36	6.86	N 37°04'02" W
L37	2.36	N 60°03'40" W
L38	8.30	N 47°11'54" E
L39	19.62	N 79°43'01" W
L40	8.67	N 79°55'46" W
L41	12.24	N 87°29'12" E
L42	2.63	N 40°49'20" W
L43	11.57	N 40°49'20" W
L44	6.31	N 23°33'42" E
L45	35.36	N 50°22'01" E
L46	14.30	N 52°21'46" E
L47	11.01	N 82°56'58" W
L48	30.77	N 83°14'57" W
L49	26.82	N 83°14'57" W
L50	70.90	N 76°50'16" E
L51	21.57	N 77°34'59" E
L52	57.67	N 50°35'13" E
L53	37.73	N 87°58'59" W
L54	40.16	N 71°24'34" W
L55	20.19	N 38°51'18" W
L56	71.24	N 75°34'28" W
L57	76.90	N 75°34'28" W
L58	35.51	N 79°46'22" W
L59	20.78	N 32°20'30" W
L60	13.70	N 58°06'29" W
L61	19.31	N 58°00'08" E
L62	57.88	N 85°34'42" W
L63	28.20	N 75°23'00" W
L64	25.65	N 18°35'41" E
L65	33.68	N 52°12'13" W
L66	22.98	N 82°42'42" W
L67	63.71	N 44°54'33" W
L68	7.29	N 23°46'06" E
L69	45.40	N 45°31'00" W
L70	50.22	N 45°08'46" W
L71	30.47	N 44°54'33" W
L72	35.33	N 70°06'11" E
L73	36.52	N 62°10'16" E
L74	16.06	N 49°04'32" E
L75	16.11	N 40°10'35" E
L76	31.02	N 67°16'36" E
L77	4.03	N 67°16'36" E
L78	40.87	N 30°23'32" E
L79	35.57	N 54°25'58" E
L80	44.12	N 47°13'23" E
L81	12.35	N 47°13'23" E
L82	57.00	N 78°40'43" W
L83	36.32	N 08°07'57" W
L84	16.25	N 59°48'57" W
L85	11.72	N 61°37'41" E
L86	15.04	N 59°48'57" W
L87	32.07	N 72°41'24" W
L88	21.77	N 36°18'53" E
L89	44.59	N 54°50'45" E
L90	31.30	N 32°16'05" E
L91	23.11	N 64°27'14" E
L92	29.25	N 51°15'43" E
L93	64.03	N 64°49'46" E
L94	9.46	N 67°38'13" W
L95	16.53	N 01°34'44" E
L96	35.42	N 56°06'29" W
L97	71.42	N 04°53'43" E
L98	35.07	N 67°16'36" E
L99	56.47	N 47°13'23" E
L100	27.21	N 48°49'36" W
L101	15.00	N 57°04'42" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	726.32	1500.00	27°44'39"
C2	435.47	1542.00	16°10'50"
C3	22.49	37.00	34°49'19"
C4	22.44	200.00	6°23'47"
C5	24.97	222.50	6°25'47"
C6	36.33	23.50	88°34'11"
C7	136.30	61.50	126°58'53"
C8	12.23	51.50	18°10'07"
C9	20.83	51.50	23°12'03"
C10	28.31	51.50	31°29'44"
C11	32.19	51.50	35°49'00"
C12	20.32	51.50	22°36'05"
C13	21.30	51.50	13°41'35"
C14	15.43	25.00	35°21'29"
C15	9.63	25.00	22°04'32"
C16	29.52	54.50	31°02'10"
C17	4.71	54.50	4°57'09"
C18	20.48	182.50	6°25'47"
C19	30.81	19.50	90°31'57"
C20	38.03	24.50	88°55'41"
C21	19.24	1554.22	0°42'33"
C22	36.11	1554.22	1°19'52"
C23	14.33	1554.22	0°31'42"
C24	21.72	1285.39	0°58'05"
C25	9.91	1285.39	0°26'51"
C26	30.09	50.00	34°29'02"
C27	30.03	70.00	24°34'51"
C28	12.10	70.00	9°54'11"
C29	18.86	85.00	12°42'44"
C30	14.28	85.00	9°37'38"
C31	90.17	363.29	1°47'43"
C32	23.19	106.80	12°26'23"
C33	19.20	487.09	2°15'31"
C34	26.26	207.00	7°16'08"
C35	28.18	207.00	7°47'55"
C36	13.72	76.63	10°15'35"
C37	21.05	45.00	26°48'19"
C38	33.32	42.67	44°44'32"
C39	17.71	19.00	53°24'47"
C40	28.30	308.15	5°15'44"
C41	10.21	10.00	58°29'35"
C42	24.89	10.37	13°31'42"
C43	31.37	75.00	23°58'01"
C44	33.14	85.00	22°20'22"



EQUIPMENT & PROCEDURES

**METHOD OF SURVEY:**  
SURVEY PERFORMED BY FIELD TRAVERSE

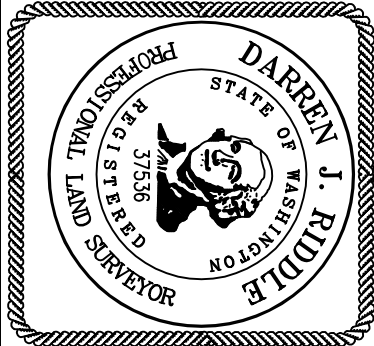
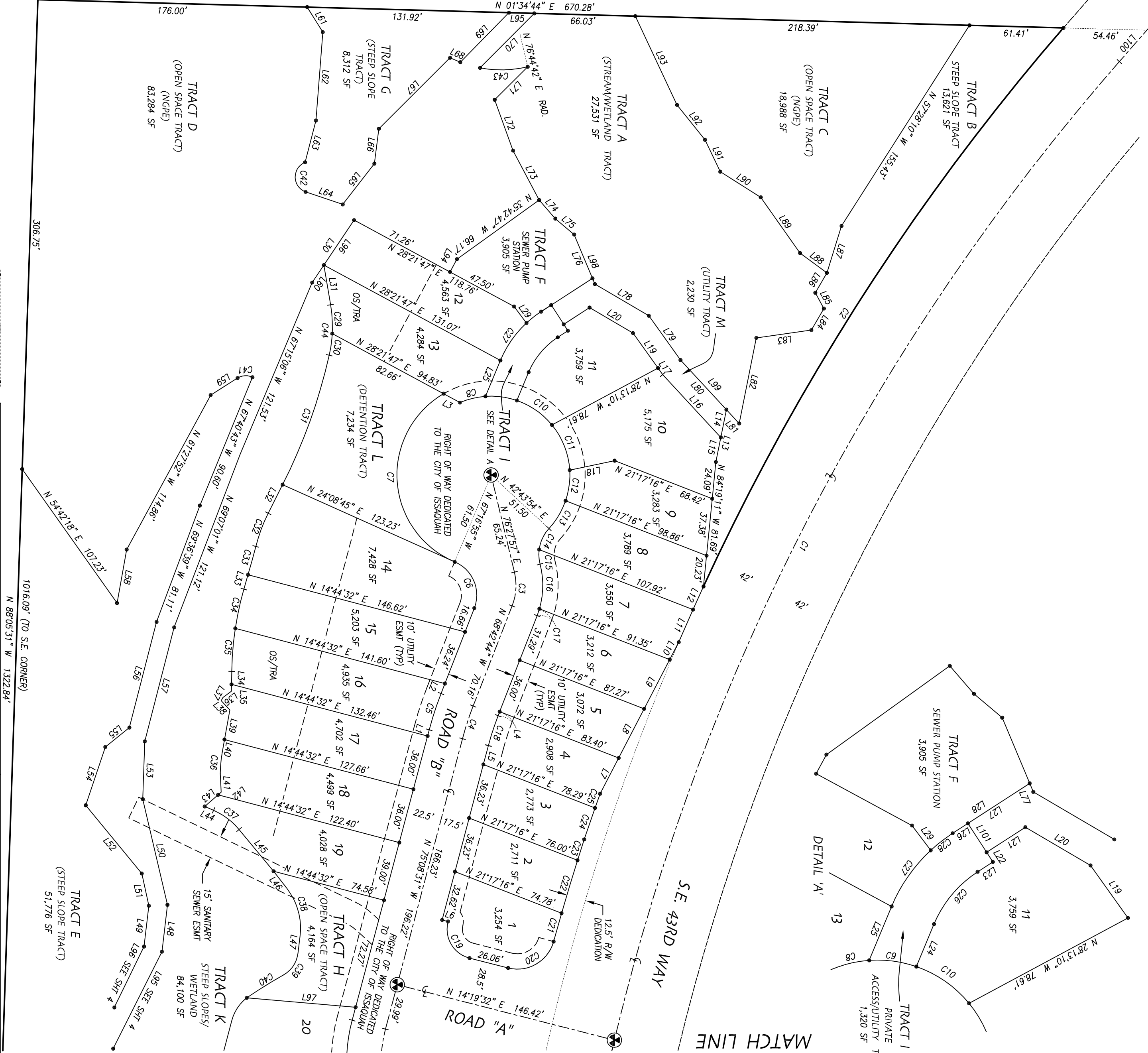
**INSTRUMENTATION:**  
LEICA TOPP 1201 ROBOTIC ELECTRONIC TOTAL STATION AND  
LEICA TS15i ROBOTIC ELECTRONIC TOTAL STATION

**PRECISION:**  
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

**BASIS OF BEARING:**  
THE MONUMENTED EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, AS THE BEARING OF N01°44'52"E.

LEGEND

- SET 1/2" X 24" REBAR W/CAP STAMPED "L.S. 37536"
- FOUND REBAR/CAP AS NOTED
- ⊕ FOUND CASED CONC. MON. AS NOTED
- ⊗ SET CASED CONC. MON. STAMPED "PCS - 37536"
- ⊙ RIGHT OF WAY CENTERLINE
- ℓ OS/TRA OPEN SPACE/TREE RETENTION AREA (NGPE)



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PH. 425.508.4951 FAX 425.357.3577  
WWW.PCSURVEYS.NET

PLAT OF:  
PROVIDENCE RIDGE

PP13-00005

SW 1/4, NE1/4, SEC.16, T.24N, R.6E, W.M.

DRAWN BY DATE  
11-13-15

DRAWING FILE NAME  
14838FPM.dwg

SCALE  
1" = 50'

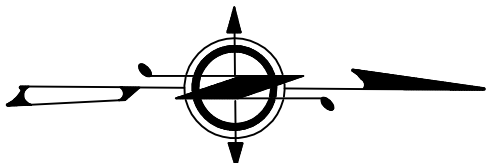
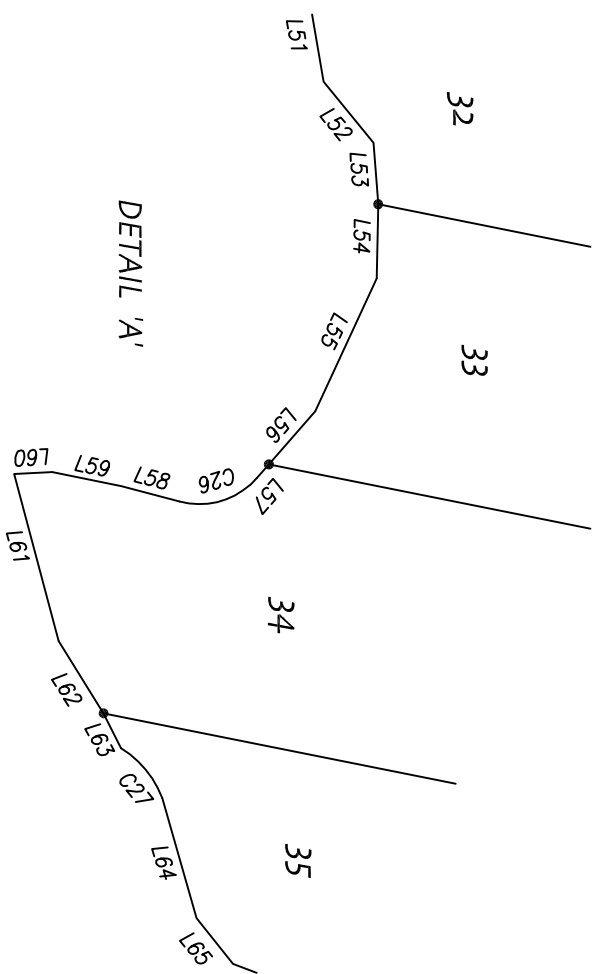
JOB NO.  
14-828

LINE TABLE

LINE	LENGTH	BEARING
L1	54.97	N 86°51'38" W
L2	16.28	N 52°45'43" E
L3	19.21	N 78°42'15" W
L4	37.41	N 14°19'32" E
L5	4.81	N 00°47'33" W
L6	34.79	N 86°51'38" W
L7	14.77	N 86°51'38" W
L8	16.28	N 52°45'43" E
L9	7.90	N 11°17'45" E
L10	29.15	N 11°17'45" E
L11	26.50	N 11°19'28" E
L12	22.99	N 78°42'15" W
L13	11.48	N 78°42'15" W
L14	11.51	N 78°42'15" W
L15	13.00	N 11°19'15" E
L16	15.56	N 78°42'15" W
L17	16.28	N 52°45'43" E
L18	13.91	N 86°51'38" W
L19	36.02	N 86°51'38" W
L20	5.05	N 86°51'38" W
L21	8.79	N 75°08'31" W
L22	21.02	N 75°04'51" W
L23	9.31	N 75°44'42" W
L24	26.86	N 81°57'36" W
L25	8.58	N 00°01'31" E
L26	9.96	N 67°28'38" W
L27	8.35	N 78°06'27" W
L28	13.50	N 88°47'13" W
L29	14.78	N 79°15'25" E
L30	27.68	N 79°18'01" E
L31	10.22	N 70°52'29" E
L32	16.69	N 61°30'58" E
L33	27.35	N 58°39'15" E
L34	21.36	N 64°23'33" E
L35	10.15	N 73°05'26" E
L36	8.37	N 82°20'10" E
L37	11.31	N 87°28'25" W
L38	19.93	N 71°38'18" W
L39	7.66	N 36°57'26" W
L40	10.21	N 49°08'34" W
L41	20.31	N 17°04'23" E
L42	12.49	N 11°17'45" E
L43	21.02	N 66°44'46" W
L44	50.15	N 54°06'04" W
L45	12.95	N 34°22'40" W
L46	7.72	N 00°47'05" E
L47	10.20	N 08°26'18" E
L48	14.46	N 86°55'59" E
L49	4.96	N 74°42'36" W
L50	15.77	N 61°50'18" E
L51	10.24	N 80°24'10" E
L52	10.30	N 50°37'39" E
L53	8.03	N 85°45'56" E
L54	9.66	N 88°52'06" W
L55	19.07	N 65°07'15" W
L56	9.17	N 48°57'45" W
L57	7.32	N 48°57'45" W
L58	7.83	N 14°50'07" E
L59	9.21	N 11°34'01" E
L60	4.96	N 03°05'52" W
L61	22.50	N 75°07'27" E
L62	11.08	N 38°00'17" E
L63	5.08	N 63°26'56" E
L64	16.23	N 74°01'04" E
L65	7.53	N 51°28'33" E
L66	16.23	N 20°27'52" E
L67	22.31	N 12°18'22" E
L68	18.79	N 26°41'19" E
L69	31.95	N 45°45'27" E
L70	43.80	N 83°46'36" E
L71	59.57	N 87°33'51" E
L72	16.31	N 01°39'37" E
L73	52.54	N 89°43'34" E
L74	36.12	N 87°05'20" W
L75	58.87	N 84°50'12" W
L76	39.33	N 85°35'42" W
L77	18.56	N 67°40'38" E
L78	30.62	N 89°09'28" E
L79	2.76	N 45°25'14" W
L80	21.97	N 63°21'17" E
L81	57.77	N 88°51'40" E
L82	36.12	N 88°51'40" E
L83	28.35	N 88°36'46" E
L84	7.55	N 46°26'35" E
L85	14.93	N 35°53'24" W
L86	36.74	N 81°36'52" E
L87	16.12	N 81°36'52" E
L88	33.69	N 83°56'33" W
L89	8.34	N 70°52'09" W
L90	36.96	N 70°52'09" W
L91	26.96	N 21°45'20" E
L92	19.31	N 83°17'19" W
L93	19.35	N 37°55'54" W
L94	31.15	N 19°08'59" W
L95	70.91	N 63°17'58" W
L96	44.28	N 63°56'38" W
L97	10.50	N 11°17'45" E
L98	18.65	N 11°17'45" E

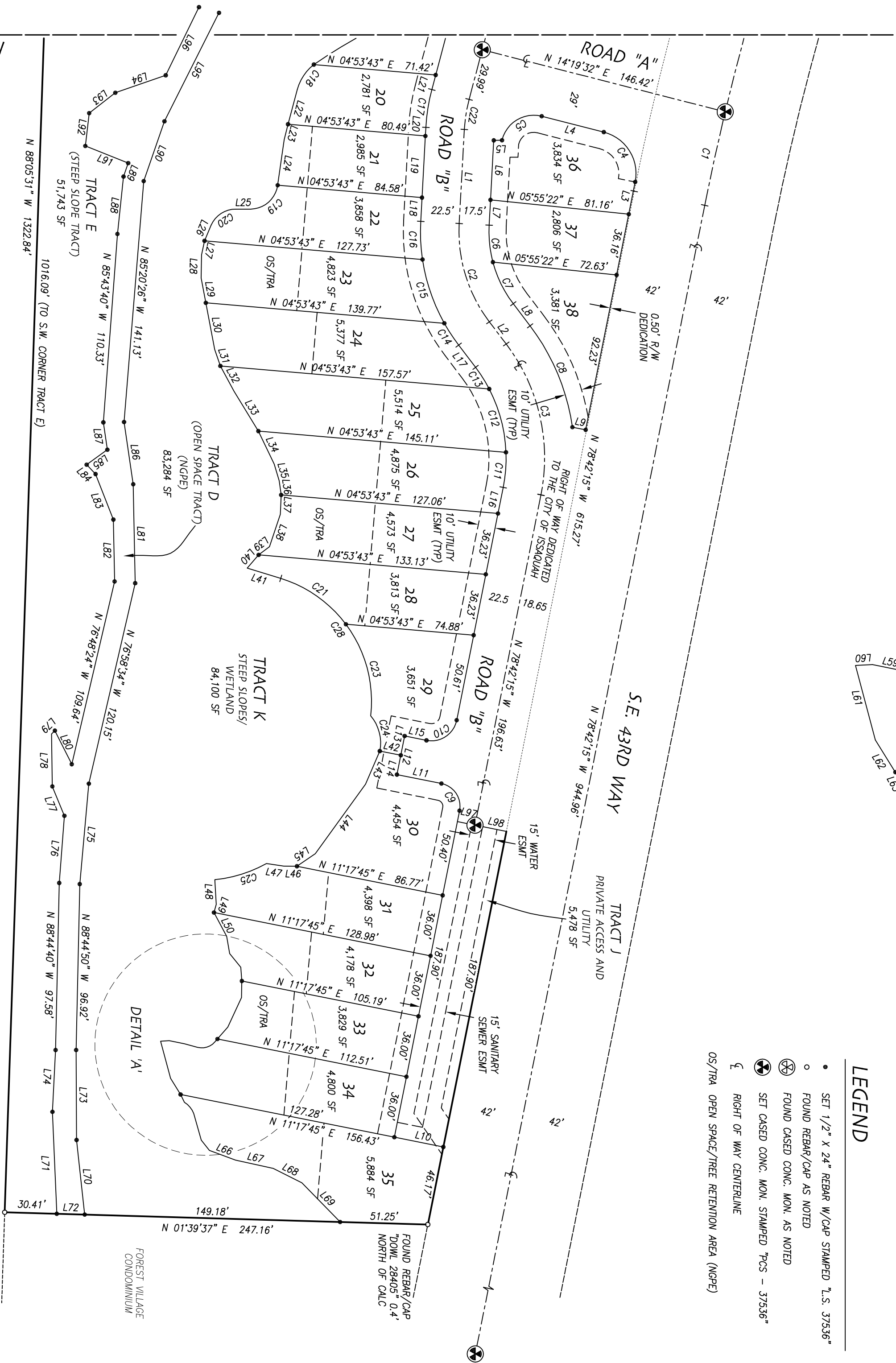
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	55.87	1500.00	2°08'02"
C2	61.31	87.00	40°22'39"
C3	93.18	110.00	48°32'02"
C4	37.95	25.00	86°58'13"
C5	30.18	19.00	91°00'03"
C6	21.79	69.50	17°58'02"
C7	27.18	69.50	22°24'37"
C8	64.80	122.50	28°07'15"
C9	21.21	13.50	90°00'00"
C10	23.56	15.00	90°00'00"
C11	20.58	87.50	13°28'37"
C12	38.55	87.50	25°14'31"
C13	14.99	87.50	9°48'54"
C14	15.27	109.50	7°59'30"
C15	39.56	109.50	20°41'56"
C16	22.34	109.50	11°41'13"
C17	22.40	109.50	11°43'07"
C18	17.76	27.25	37°20'06"
C19	22.92	16.20	81°04'47"
C20	18.25	15.94	65°35'35"
C21	47.27	75.00	36°06'36"
C22	17.79	87.00	11°43'07"
C23	56.71	75.00	43°19'36"
C24	22.03	24.35	51°49'40"
C25	31.77	75.00	24°16'19"
C26	11.13	10.00	63°47'52"
C27	8.60	12.87	38°18'14"
C28	103.98	75.00	79°26'12"



LEGEND

- SET 1/2" x 24" REBAR W/CP STAMPED "L.S. 37536"
- FOUND REBAR/CP AS NOTED
- ⊗ FOUND CAGED CONC. MON. AS NOTED
- ⊗ SET CAGED CONC. MON. STAMPED "CS - 37536"
- ⊗ RIGHT OF WAY CENTERLINE
- ⊗ OS/TRA OPEN SPACE/TREE RETENTION AREA (NGPE)

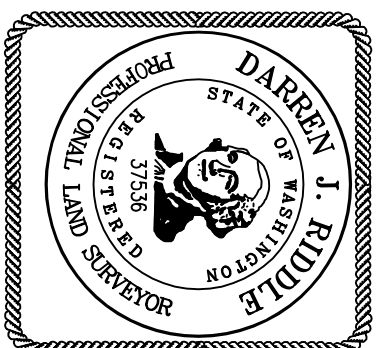


DEPARTMENT OF  
NATURAL RESOURCES  
#1624069014

(SHEET 3)  
MATCH LINE

SCALE: 1" = 50'  
0 50 100

SHEET  
4 of 5



Pacific Coast Surveys, Inc.

LAND SURVEYING & MAPPING

P.O. BOX 13619  
MILL CREEK, WA 98082

PH. 425.508.4951 FAX 425.357.3577  
WWW.PCSurveys.net

PLAT OF:

PROVIDENCE RIDGE

PP13-00005

SW 1/4, NE1/4, SEC.16, T.24N, R.6E, W.M.

DRAWN BY DATE DRAWING FILE NAME SCALE JOB NO.  
NCM 11-13-15 14838FPM.dwg 1" = 50' 14-828

